031.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	633,600 / 633,600
					USE VALUE:	633,600 / 633,600
					ASSESSED:	633,600 / 633,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		ADAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEEFE JOHN E JR
Owner 2:	KEEFE ROSE MARIE
Owner 3:	
Street 1:	8 ADAMS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KEEFE JOHN E JR -
Owner 2:	-
Street 1:	8 ADAMS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,850 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Wood Shingle Exterior and 1444 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3850.000	243,700	4,300	385,600	633,600
Total Card	0.088	243,700	4,300	385,600	633,600
Total Parcel	0.088	243,700	4,300	385,600	633,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.86 | /Parcel: 438.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 031.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	243,800	4300	3,850.	385,600	633,700	633,700	Year End Roll	12/18/2019
2019	101	FV	207,300	4700	3,850.	455,200	667,200	667,200	Year End Roll	1/3/2019
2018	101	FV	207,300	4700	3,850.	332,000	544,000	544,000	Year End Roll	12/20/2017
2017	101	FV	207,300	4700	3,850.	289,200	501,200	501,200	Year End Roll	1/3/2017
2016	101	FV	207,300	4700	3,850.	246,300	458,300	458,300	Year End	1/4/2016
2015	101	FV	195,700	4700	3,850.	241,000	441,400	441,400	Year End Roll	12/11/2014
2014	101	FV	195,700	4700	3,850.	198,100	398,500	398,500	Year End Roll	12/16/2013
2013	101	FV	195,700	4700	3,850.	188,500	388,900	388,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2595

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEEFE JOHN E JR	32650-89		3/11/2001	Family	1	No	No		
	PR458-375		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2003	846	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
2/14/2019	Meas/Inspect	DGM	D Mann
10/7/2017	MEAS&NOTICE	HS	Hanne S
4/22/2009	Measured	372	PATRIOT
2/17/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3850		Sq. Ft.	Site		0	80.	1.25	1			Size	-10					385,560						385,600	

Patriot Properties Inc.

User Acct: 21700
GIS Ref:
GIS Ref:
Insp Date: 02/14/19
!2595!

PRINT

Date	Time
12/10/20	17:58:43

LAST REV

Date	Time
02/28/19	10:17:54
mmcmakin	

USER DEFINED

Prior Id # 1:	21700
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.08838	Total SF/SM:	3850	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	385,560	Spl Credit		Total:	385,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	73750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378429
Depreciation:	134721
Depreciated Total:	243708

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2		Baths: 1					HB 1		

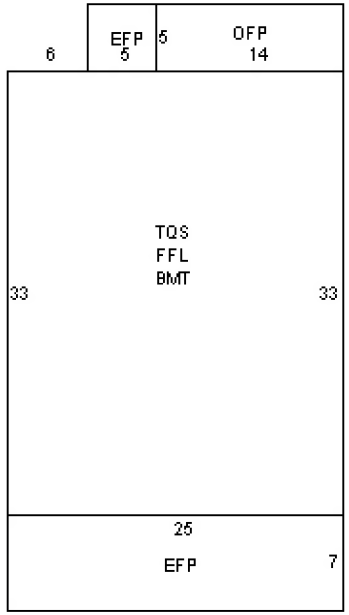
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	95.98
Final Total:	243700	Val/Su SzAd	168.80

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	825	52.120	42,998
FFL	First Floor	825	173.730	143,325
TQS	3/4 Story	619	173.730	107,494
EFP	Enclos Porch	200	40.430	8,085
OFP	Open Porch	70	39.670	2,777

Net Sketched Area:	2,539			Total:	304,679
Size Ad	1443.75	Gross Are	2745	FinArea	1444

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	F	AV	1921	19.73	T	40	101			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:	
				Total:	4,300